



new listing



JOIN 7 LEAVE DRIVE THRU & THE LOOP – SEEKING RESTAURANT, RETAIL, MEDICAL

SWC of Artesia Blvd. + Van Ness Ave. – Torrance

FEATURES...

- ± 10k SF available (divisible to 1,500 square feet)
- Seeking restaurant, retail, and medical tenants
- Center to undergo complete facade, parking lot, and landscape remodel and enhancements
- Experienced developer will create a lifestyle center feeling
- Ample parking

AREA AMENITIES...

- Major, signalized intersection
- Traffic counts over 43k CPD
- One of the busiest east/west travel corridors in the South Bay
- Infill demos—daytime and residential
- Easy access to the 405, 110, and 91 freeways
- Countless national retailers and restaurants in the immediate vicinity

2102-40 W. ARTESIA BOULEVARD – TORRANCE, CA 90504



CONTACT...

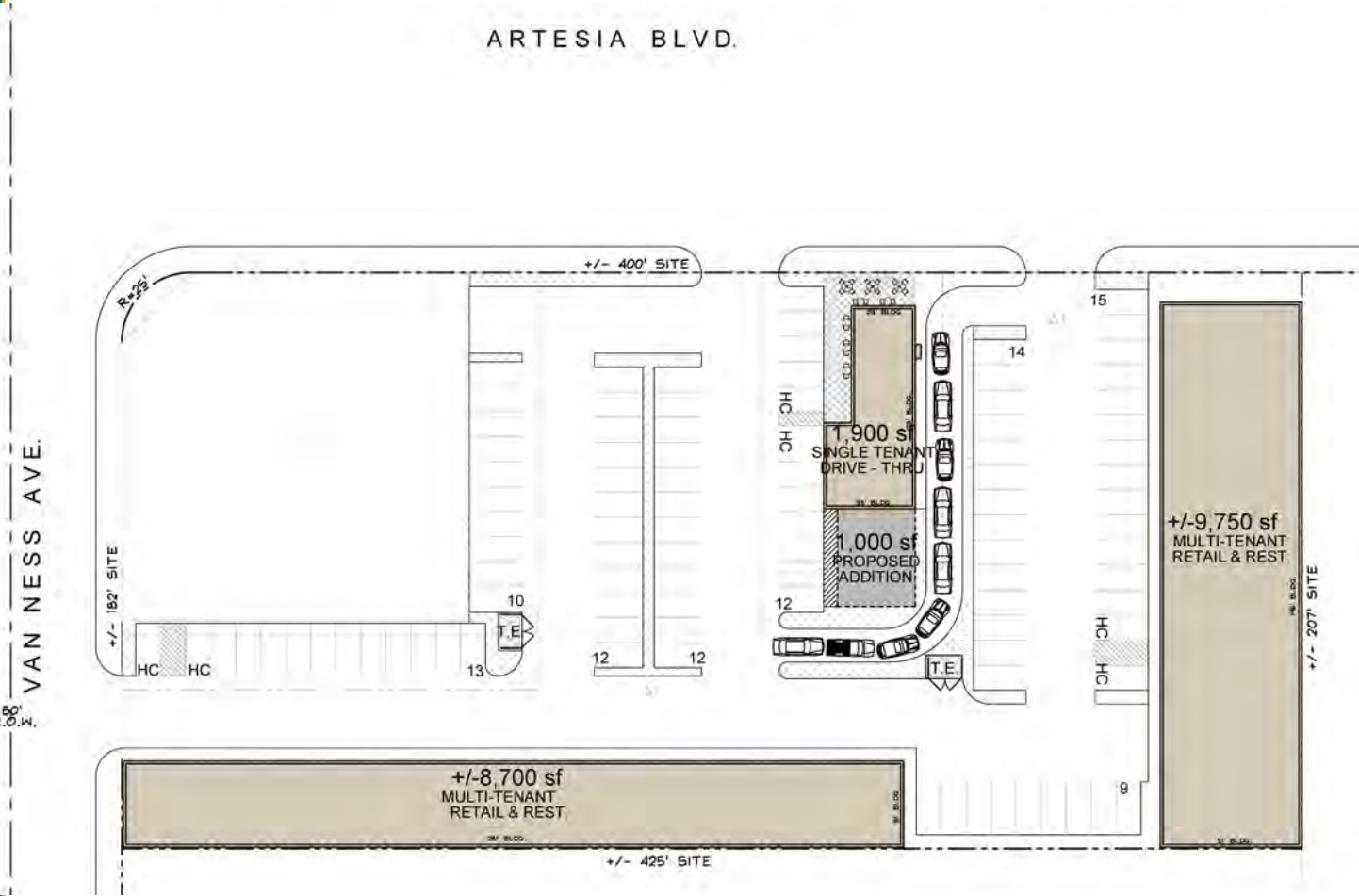
Jason Ehrenpreis
license #01741961
310..575..1517 x 213
jason@cbm1.com

Geoff Grossman
license #1265002
310..575..1517 x 235
geoff@cbm1.com

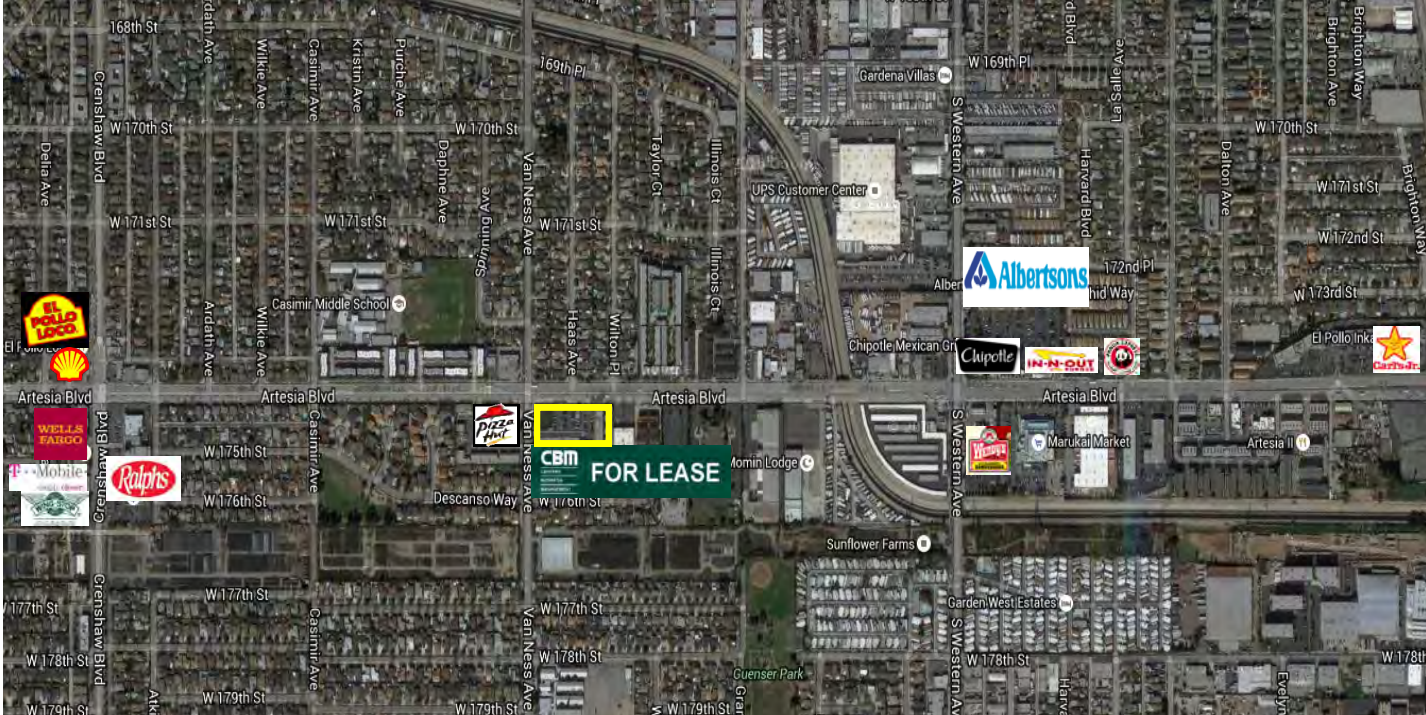
MORE INFO...
▶ visit cbm1.com

Site Plan

ARTESIA BLVD.



Aerial view



Demographics

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	25,564	241,336	712,567
Female Population	51.19%	51.01%	51.27%
Male Population	48.81%	48.99%	48.73%
Population Density	8,136	8,535	9,072
Population Median Age	43.7	36.6	36.9
Employed Civilian Population 16+	11,444	108,223	318,529
% White Collar	67.7%	59.3%	61.4%
% Blue Collar	32.3%	40.7%	38.6%
Total Employees	9,990	121,343	304,504
Total Establishments*	1,105	11,187	29,214
Population Growth 2000-2010	3.15%	1.98%	2.56%
Population Growth 2015B-2020	0.67%	1.14%	1.39%
Income: 2015B			
Average Household Income	\$79,735	\$72,853	\$87,137
Median Household Income	\$64,378	\$54,196	\$60,963
Per Capita Income	\$30,516	\$25,260	\$29,733
Avg Income Growth 2000-2010	39.91%	39.58%	40.42%
Avg Income Growth 2015B-2020	16.25%	16.69%	16.12%
Households: 2015B			
Households	9,730	83,144	241,709
Average Household Size	2.61	2.88	2.91
Hhld Growth 2000-2010	0.44%	0.58%	1.65%
Hhld Growth 2015B-2020	0.51%	1.25%	1.59%
Housing Units: 2015B			
Occupied Units	9,730	83,144	241,709
% Occupied Units	99.24%	98.73%	98.47%
% Vacant Housing Units	0.76%	1.27%	1.53%
Owner Occ Housing Growth 2000-2010	0.94%	2.13%	2.13%
Owner Occ Housing Growth 2000-2020	5.49%	5.61%	5.74%
Owner Occ Housing Growth 2015B-2020	0.54%	0.98%	1.38%
Occ Housing Growth 2000-2010	0.44%	0.58%	1.65%
Occ Housing Growth 2010-2020	5.93%	5.69%	6.21%
Occ Housing Growth 2015B-2020	0.51%	1.25%	1.59%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	0.46%	0.60%	0.55%
% Asian Population	47.37%	22.74%	18.12%
% Black Population	4.28%	15.31%	18.95%
% Hawaiian or Pacific Islander Population	0.44%	0.80%	0.87%
% Multirace Population	6.25%	5.54%	5.14%
% Other Race Population	10.46%	19.66%	18.82%
% White Population	30.74%	35.35%	37.55%
% Hispanic Population	23.55%	41.27%	38.28%
% Non Hispanic Population	76.45%	58.73%	61.72%